

Table 73a Average weekly local authority rents by region in England

£ per week – cash prices

	1988/89	1990/91	1995/96	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Increase 1988/89- 2019/20 %	Increase 2000/01- 2019/20 %
North East	18.25	21.02	32.25	38.54	45.56	47.82	51.07	53.09	54.61	56.02	61.67	65.79	70.26	73.68	75.59	74.87	74.40	73.79	73.36	302.0	90.4
North West	18.09	21.98	35.25	42.24	48.97	50.79	53.60	55.63	57.19	58.76	54.03	68.98	70.56	73.87	75.65	75.24	74.72	74.52	74.71	313.0	76.9
Yorkshire & The Humber	17.31	19.84	29.75	36.95	46.03	48.28	51.74	53.87	55.63	56.84	61.28	65.67	69.55	73.19	74.97	73.55	73.15	72.58	72.27	317.5	95.6
East Midlands	17.82	21.12	32.62	39.66	48.27	50.38	53.65	56.00	57.46	59.06	63.32	68.39	72.14	73.09	76.27	75.67	75.04	74.14	74.06	315.6	86.7
West Midlands	18.61	23.78	35.34	41.31	51.59	54.11	57.32	59.54	61.47	63.22	68.44	72.27	76.54	81.07	81.16	80.13	79.48	79.02	78.08	319.5	89.0
East England	18.15	23.88	40.20	47.78	57.62	60.15	64.75	66.83	68.13	70.28	76.33	80.71	84.87	89.18	91.50	90.90	90.24	89.50	88.89	389.7	86.0
London	22.06	29.10	50.76	60.17	69.58	72.77	76.79	79.72	82.43	83.50	91.15	97.62	101.45	104.94	107.93	107.92	106.24	105.72	105.33	377.5	75.0
South East	20.11	27.18	44.40	51.97	61.61	63.98	67.91	70.83	72.99	74.19	73.58	81.42	85.12	88.99	94.15	93.65	93.06	92.03	91.84	356.7	76.7
South West	18.59	24.21	39.62	44.99	51.62	53.61	56.79	59.18	61.44	62.96	65.98	70.93	74.24	76.98	81.67	80.84	80.18	80.17	79.19	326.0	76.0
England	19.01	23.92	38.41	45.62	55.27	57.93	61.62	64.21	66.05	67.83	73.58	78.55	82.44	85.89	88.16	87.29	86.71	85.85	85.87	351.7	88.2

Source: Ministry of Housing, Communities and Local Government (and its predecessors) Local Authority Housing Statistics and from 2019/20, the Regulator of Social Housing Local Authority Data Return (LADR).

- Notes:
1. Local authority rents are based on stock-weighted averages and include rents for general needs, supported accommodation and, from 2012/13, affordable housing.
 2. There are discontinuities in the data. Most significantly, data before 2003/4 was not standardised for 52-week rents and may also include service charges. Data prior to 1997 are based on averages for the financial year.
 3. The LADR records details of rents for all council-owned dwellings and not just those held on the housing revenue account (HRA). This boosts the estimated council-owned social rented stock by around 1,500 units (0.1%).

Table 73b Average weekly local authority rents by region in England in real terms

£ per week - 2019/20 prices

	1988/89	1990/91	1995/96	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Increase 1988/89- 2019/20 %	Increase 2000/01- 2019/20 %
North East	39.23	38.74	51.23	56.23	60.31	61.55	63.93	64.70	65.51	65.99	71.56	74.81	78.48	81.18	82.61	79.85	77.98	75.60	73.36	87.0	30.5
North West	38.88	40.51	56.00	61.64	64.81	65.37	67.10	67.80	68.60	69.22	62.69	78.44	78.81	81.39	82.68	80.25	78.32	76.34	74.71	92.1	21.2
Yorkshire & The Humber	37.21	36.57	47.26	53.92	60.93	62.14	64.77	65.66	66.73	66.96	71.11	74.68	77.69	80.64	81.94	78.44	76.66	74.35	72.27	94.2	34.0
East Midlands	38.30	38.93	51.82	57.87	63.89	64.84	67.16	68.25	68.93	69.57	73.48	77.77	80.59	80.53	83.36	80.71	78.64	75.96	74.06	93.4	28.0
West Midlands	40.00	43.83	56.14	60.29	68.28	69.64	71.75	72.57	73.74	74.47	79.42	82.18	85.49	89.33	88.71	85.46	83.30	80.95	78.08	95.2	29.5
East of England	39.01	44.02	63.86	69.72	76.26	77.42	81.05	81.45	81.73	82.79	88.57	91.79	94.80	98.26	100.00	96.95	94.58	91.69	88.89	127.9	27.5
London	47.42	53.64	80.64	87.81	92.09	93.66	96.13	97.16	98.88	98.36	105.77	111.01	113.33	115.63	117.96	115.10	111.34	108.30	105.33	122.2	20.0
South East	43.22	50.10	70.53	75.83	81.55	82.35	85.01	86.33	87.56	87.40	85.38	92.59	95.08	98.05	102.90	99.88	97.54	94.27	91.84	112.5	21.1
South West	39.96	44.62	62.94	65.65	68.33	69.00	71.09	72.13	73.70	74.17	76.57	80.66	82.93	84.82	89.26	86.21	84.03	82.12	79.19	98.2	20.6
England	40.86	44.09	61.02	66.58	73.16	74.56	77.14	78.26	79.23	79.91	85.38	89.33	92.09	94.64	96.35	93.10	90.87	87.94	85.87	110.2	29.0

Source: see Table 73a. Real-terms figures are adjusted using GDP deflators.

Table 73c Average weekly housing association social rents by region in England

£ per week – cash prices

Region	1996/97	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Increase 2000/01- 2019/20 %
North East	39.56	45.57	54.47	55.92	58.25	61.63	65.16	65.78	71.08	74.53	78.56	80.45	80.41	79.25	78.63	77.89	77.17	69.3
North West	38.61	46.27	56.56	59.04	61.78	64.65	68.46	68.65	72.87	76.91	80.46	83.13	84.59	83.66	83.03	82.15	81.47	76.1
Yorkshire & The Humber	41.69	47.49	53.90	54.81	58.02	62.00	65.28	66.20	70.50	75.30	78.60	81.79	84.14	82.67	82.22	81.58	80.88	70.3
East Midlands	45.43	49.34	58.90	61.36	64.14	67.17	71.63	72.08	76.24	81.05	84.59	87.91	89.68	88.89	88.17	87.40	86.61	75.5
West Midlands	43.57	47.62	58.16	60.68	64.23	67.78	72.10	72.47	77.07	81.94	85.96	89.27	90.72	89.92	89.14	88.59	87.63	84.0
East of England	46.81	55.73	66.16	68.78	72.24	76.22	81.20	81.87	87.63	92.49	96.00	100.22	101.91	100.75	100.24	98.99	98.35	76.5
London	53.12	62.60	78.07	81.59	85.64	90.39	96.05	97.46	103.62	110.84	116.09	121.37	125.47	124.07	125.19	121.85	120.70	92.8
South East	51.64	61.23	74.69	77.40	80.67	84.61	89.54	89.94	94.74	100.84	104.48	108.64	111.05	109.39	108.77	107.72	106.88	74.6
South West	48.52	53.29	64.59	66.77	70.11	73.38	75.76	76.04	80.05	85.40	88.79	92.70	94.66	93.64	93.01	92.43	91.21	71.2
England	46.81	53.90	64.32	66.67	69.96	73.51	77.91	78.28	83.21	88.41	92.30	95.89	97.84	96.61	95.59	95.12	94.25	74.9

Source: Tenant Services Authority (Regulatory and Statistical Return), Homes and Communities Agency (Statistical Data Return) and the Regulator of Social Housing (SDR) from 2018/19.

Notes: 1. Figures are based on social rents for self-contained general needs stock as reported by larger Private Registered Providers (PRPs) and exclude service charges.

2. The threshold for a larger PRP increased in 2007 from owning/managing 250 to 1,000 units/bed spaces. Since 2012, larger PRPs have owned at least 1,000 units/bed spaces.

3. Rents for the four years to 2019/20 were subject to the Welfare Reform and Work Act (2016). It required PRPs in England to reduce social rents by 1% per annum for most social rented homes.

Table 73d **Average weekly housing association social rents by region in England in real terms**

£ per week – 2019/20 prices

Region	1996/97	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Increase 2000/01- 2019/20 %
North East	60.69	67.47	72.10	71.97	72.92	75.11	78.17	77.50	82.48	84.75	87.75	88.64	87.88	84.52	82.41	79.79	77.17	14.4
North West	59.23	68.50	74.86	75.99	77.34	78.79	82.12	80.87	84.56	87.46	89.88	91.60	92.45	89.23	87.02	84.15	81.47	18.9
Yorkshire & The Humber	63.96	70.31	71.34	70.54	72.63	75.56	78.31	77.98	81.81	85.63	87.80	90.12	91.96	88.17	86.17	83.58	80.88	15.0
East Midlands	69.69	73.05	77.96	78.98	80.29	81.86	85.93	84.91	88.47	92.17	94.49	96.86	98.01	94.80	92.41	89.53	86.61	18.6
West Midlands	66.84	70.50	76.98	78.10	80.40	82.61	86.49	85.37	89.43	93.18	96.02	98.36	99.15	95.90	93.43	90.76	87.63	24.3
East of England	71.81	82.51	87.57	88.53	90.43	92.89	97.41	96.45	101.69	105.18	107.24	110.43	111.38	107.45	105.06	101.41	98.35	19.2
London	81.49	92.68	103.33	105.01	107.20	110.16	115.22	114.81	120.24	126.04	129.68	133.73	137.13	132.32	131.21	124.83	120.70	30.2
South East	79.22	90.65	98.86	99.62	100.98	103.12	107.41	105.95	109.94	114.67	116.71	119.70	121.37	116.67	114.00	110.35	106.88	17.9
South West	74.43	78.90	85.49	85.94	87.76	89.43	90.88	89.57	92.89	97.12	99.18	102.14	103.46	99.87	97.48	94.69	91.21	15.6
England	71.81	79.80	85.14	85.81	87.58	89.59	93.46	92.21	96.56	100.54	103.10	105.66	106.93	103.04	100.19	97.44	94.25	18.1

Source: see Table 73c. Real-terms figures are adjusted using GDP deflators.